

Property Details:

- Zoned Commercial; Ofc Condos
- Use Office; Medical/ Contempo
- Bldg Size 1,320 (unit c) – 2,785 sf (+d)
- Parking 4-5 Reserved Spaces/ unit
- Year Built 1981 Partial Revamp 2008
- Utilities Clearwater Water/ Sewer
- Terms For Lease; 3-5 Yrs Lease, Option, Sale?



901 Chestnut St. Unit D
Contempo Office Space 5 Offices,
Kitchen, Conf Rm... Exec Ofc Feel

\$149,000 or Option?
1350/ mos Gross

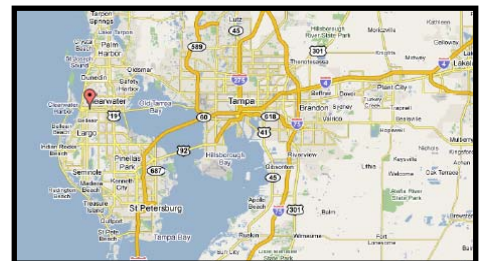
Situated just outside downtown Clearwater off Chestnut St sits Chestnut Court Condos. Built in the early '80's yet architecturally "newer", these 5 units were far ahead of their time when constructed. Unit D features 1,320 total sf and boasts a somewhat contemporary interior w/ an equally pleasing office layout whether looking for office space in generic capacity, to engineering, legal or billing; one large office/ conf room with a vaulted ceiling, more than ample storage spaces, large walk in closets, skylight, new water heater in '07, almost \$10,000 in new high energy windows throughout, completely 'wired', and currently occupied and ready to move into... Bldg is concrete block w/ stucco, has 4+ reserved parking right out front, signage from Chestnut street, and is only seconds to Downtown. The interior is built out w/ 5 offices, a small kitchenette and phone area, a storage room (or small office #6), a central hallway, mens and womens separate restrooms and the right rear office also has an executive restroom w/ a shower. This space is a truly must see interior and one of the best values around. ... S. of Gulf To Bay Blvd b/w Missouri Ave to the E. & Ft. Harrison Ave to the W. at the corner of Chestnut St & Prospect Ave sits this little Office Condo. Also, Adjacent Unit C is available; 1,465 sf for \$1,500/ mos and adjacent to this unit; same owner.

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Information has been secured from sources we believe reliable, but no representations or warranties, expressed or implied, as to it's accuracy. All references to age, sq. ft., income and expenses are approximate. Customers should conduct their own investigations and rely on those results.

PROPERTY INFORMATION

CONDO UNIT D

4) Property: **901 CHESTNUT ST D, CLEARWATER FL 33756-5618 C023**

APN: **15-29-15-15165-000-0040** Strap #: **29-15-15-15165-000-0040**

Card #: Mill Code: **CWD** Use: **OFFICE CONDO**

County: **PINELLAS, FL** Prop Tax: **\$2,750.64** Total Value: **\$129,000**

Census: **259.02** Tax Yr: **2008** Delinq: Land Value:

Map Pg: **97** Tax Appraisal: **CWD** Imprv Value: **\$129,000**

A/M Vol/Pg 1: **/ 0097** Neigh Code: **1** Taxable Val: **\$129,000**

A/M Vol/Pg 2: **/** Exemptions: Building Val:

T/R/S: **29-15-15** Agricult Val:

Municipality: Assd Yr: **2008**

Subdivision: **CHESTNUT COURT CONDO** % Improve: **100%**

Owner: **HARTE OF FL TITLE SVCS INC** Owner Vest: **/ / CO**

SITE INFORMATION

Zoning: Garage Cap#: Acres:

County Use: **17238** Carport Area: Lot Area:

State Use: **17** Garage 2 Sqft: Lot Width:

Bldg Class: Parking Sqft: Lot Depth:

Location Type: **INTERIOR UNIT** Parking Type: Usable Lot Area:

Site Influence:

Topography: Flood Panel: **1250960108H**

Plumbing: Panel Date: **05/17/2005**

Flood Zone: **X500**

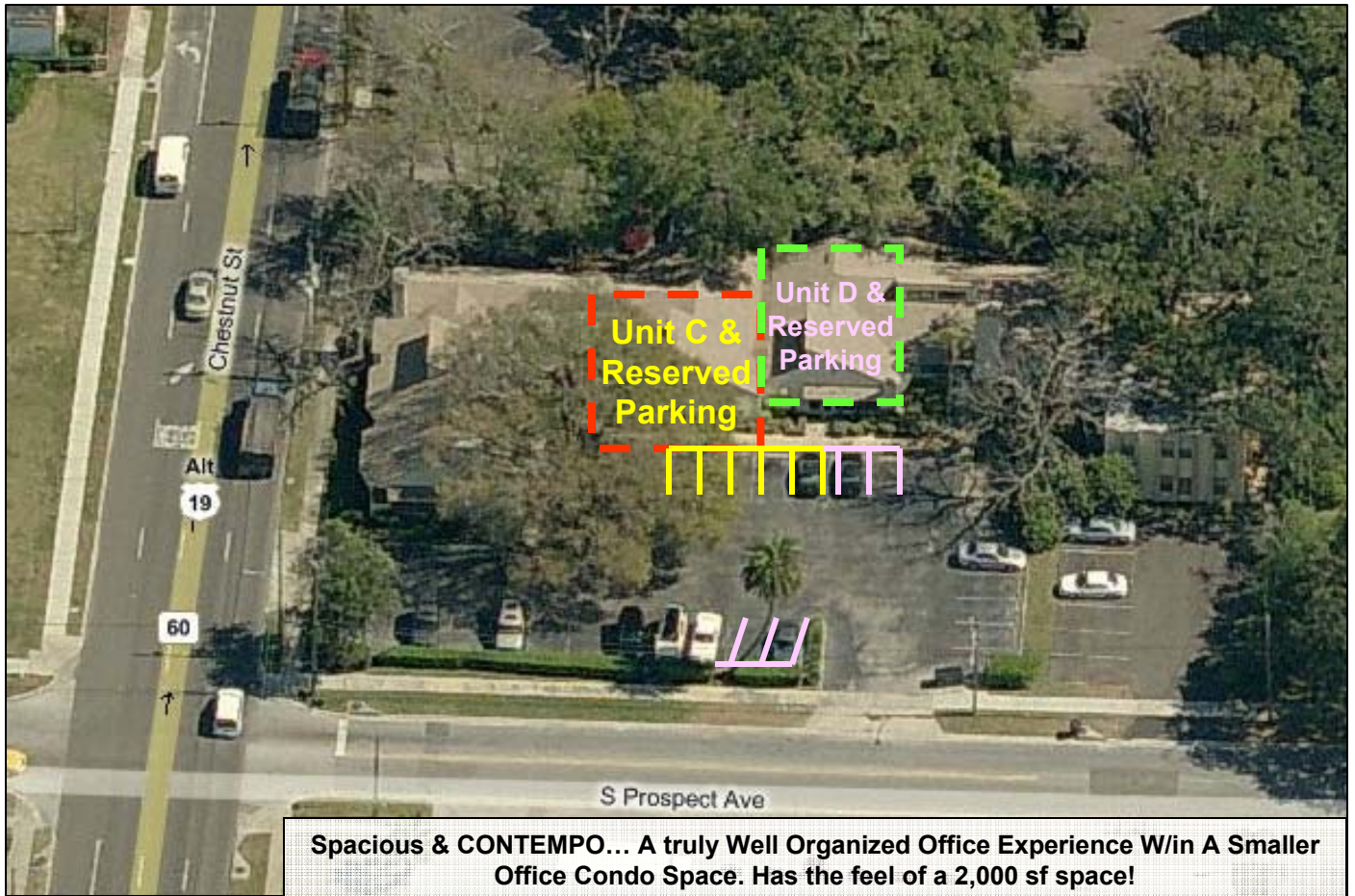
IMPROVEMENT INFORMATION

County: **PINELLAS, FL**
 APN: **15-29-15-15165-000-0040**

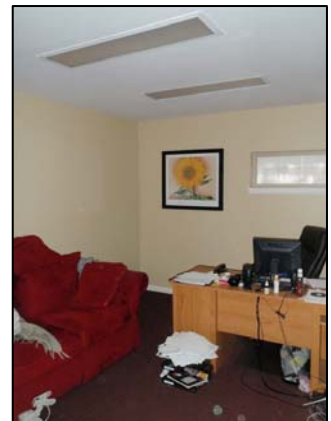
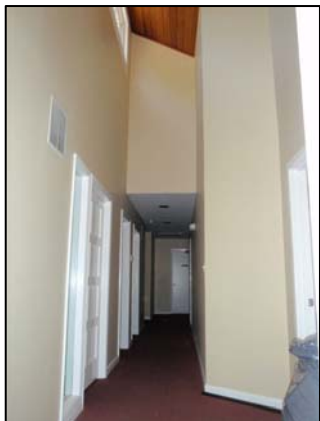
Gross Bldg Area:	Total Rooms:	Construction:
Bldg/Living Area: 1,320	Bedrms:	Foundation:
Total Adj Area:	Baths (Full/Half):	Ext Wall:
Base/Main Area:	Ttl Baths/Fixt:	Int Wall:
Ground Flr Area:	Yr Built/Eff: 1981 1981	Roof Type:
Basement Area:	# Stories:	Roof Matl:
\$/SF:	Fireplace/#:	Roof Frame:
Pool Area:	Pool:	Roof Shape:
Porch 1 Area:	Porch Type: NONE	Heat Fuel:
Porch 2 Area:	Patio Type:	Heat Type:
Patio/Deck 1:	Improve Type:	Parcel Fuel:
Patio/Deck 2:	Style:	Floor Type:
Perimeter Area:	Condition:	Floor Cover:
Heated Area: 1,320	Quality:	Air Cond:

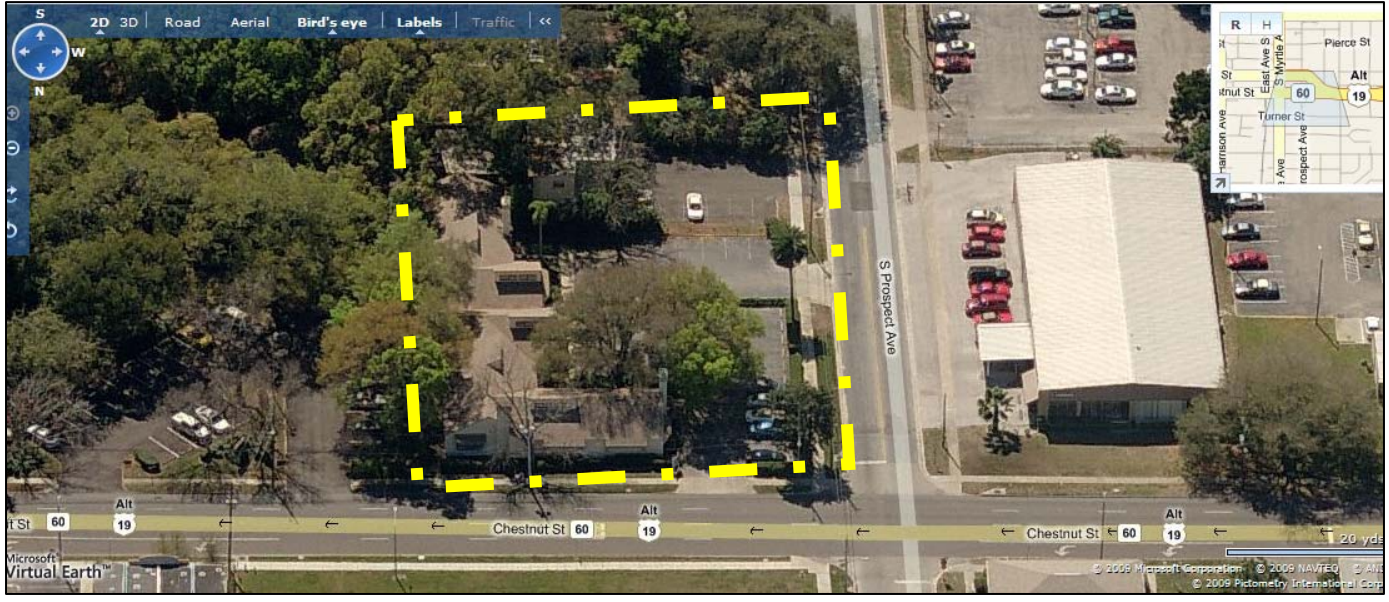
# Bldgs: 1	Bldg #:	<u>Bldg Desc</u>	<u>Size</u>
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901 E. Chestnut St. – Condo Unit D, Clearwater, FL 33756



Spacious & CONTEMPO... A truly Well Organized Office Experience W/in A Smaller Office Condo Space. Has the feel of a 2,000 sf space!

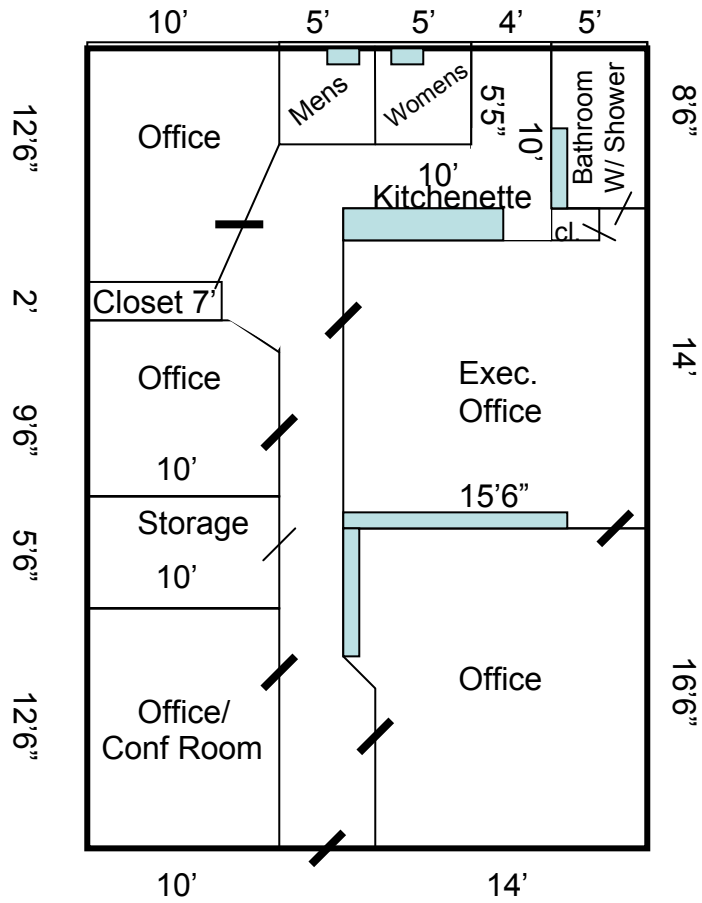







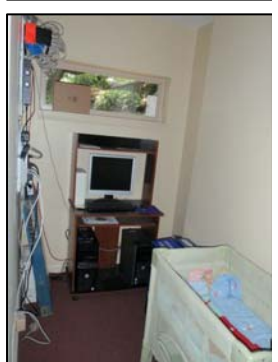
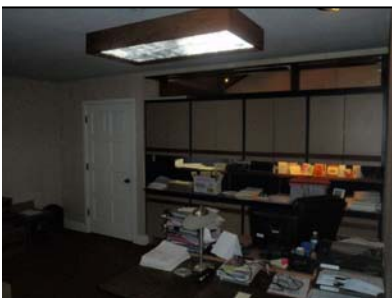
Reserved
Assigned
Parking
Spaces in
Front of
the Unit

Floor Plan – Unit D

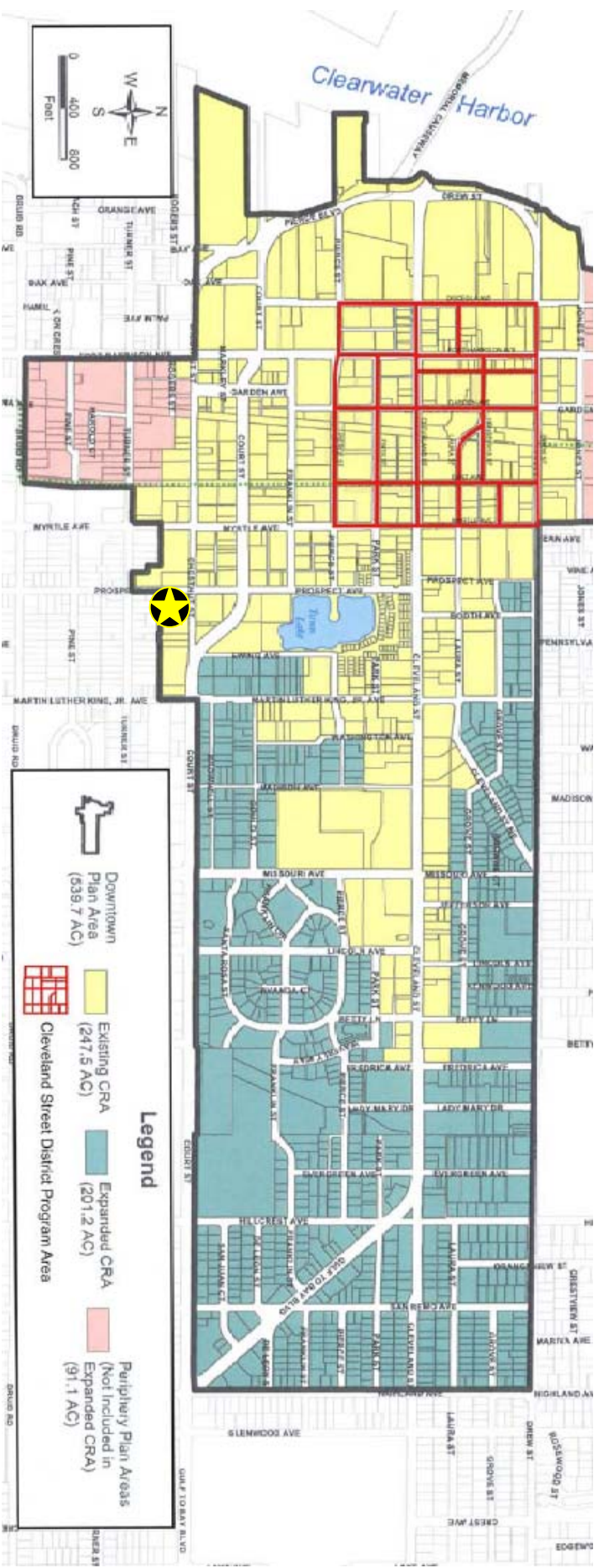
Dimensions Not Exact
But Should be Close



-  Built In
-  32" door
-  36" door



The Community Redevelopment Agency (CRA) refers to a public entity created by a city or county to implement the community redevelopment activities outlined under the [Florida Community Redevelopment Act of 1969 codified as Chapter 163, Part III, Florida Statutes](#) and provides a vehicle whereby local communities may form a CRA, and further create a redevelopment trust fund for financing improvements within a predetermined redevelopment target area. The CRA was established by the local government, and functions within that local government. In Clearwater, the City Council members serve as the CRA board members.



The Area Outlined in Red is the Core of Downtown Clearwater – Cleveland St. District.

http://www.myclearwater.com/gov/depts/econ_devel/cra/index.asp

1 Mile Radius from 901 E. Chestnut St. Clearwater, FL 33756

